

**ATTACHMENT A  
PROJECT ISSUE CHECKLIST**

**PROJECT NAME: Newland Sierra** **Project Number: PDS2014-MPA-14-018**

**DPW (Department of Public Works)**

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1- 1	Flood Control	The FEMA-mapped floodplain for Stevenson Creek runs adjacent to Deer Springs Road, which is proposed to be widened with the project.	The southerly 1,200 feet of Sarver Lane is within FEMA Zone AE. The project Preliminary Drainage Study addresses the project's proposed measures to assure Sarver Lane will meet the requirements of the County Drainage Design Manual.	10/22/14	
1- 2	Flood Control	Any proposed work within the Special Flood Hazard Area that will result in changes to the base flood elevation is required to submit a CLOMR and LOMR in accordance with Section 811.503(b) of the County Flood Damage Prevention Ordinance.	The applicant will comply with all Federal and County Flood Control regulations.	10/22/14	
1- 3	Flood Control	Any proposed work within the Floodway requires an analysis and "No-Rise" certification demonstrating that the proposed use shall not result in any increase in flood levels or the volume or velocity of flood flows during the occurrence of the base flood discharge in accordance with Section 811.506(a) of the County Flood Damage Prevention Ordinance.	The applicant will comply with all Federal and County Flood Control regulations.	10/22/14	
1- 4	Flood Control	Sheet 2 – Access road for any publically maintained drainage facilities should have a minimum width of 15-feet if there are obstructions (private fences, walls, etc.) immediately adjacent to the road. 10-12 feet would be acceptable depending on terrain, slope, surface and adjacent clear area.	Maintenance access to all publicly maintained drainage facilities will be provided. Access ramps to drainage and water quality basins is indicated on the Preliminary Grading Plan.	10/22/14	
1- 5	Flood Control	Sheet 2 – Access road surface for any publically maintained drainage facilities will be dependent on slope and the size of equipment needed to maintain the facilities. DG will likely not be acceptable due to damage caused by heavy equipment and the potential for erosion. Suggest asphalt, concrete, or if necessary some other more permeable surface like Armor-Flex or other alternatives.	Maintenance access to all publicly maintained drainage facilities will be provided. Access ramps to drainage and water quality basins is indicated on the Preliminary Grading Plan. The applicant intends to utilize asphalt, concrete, or if necessary some other more permeable surface.	10/22/14	

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1- 6	Flood Control	Sheets 6, 7 and 11 – There are Basin facilities located within a Park and a Joint-Use Park. If these are proposed to be public parks, has the Parks Dept. been involved with design and maintenance requirements of the basin facilities. If they are unable to maintain the basins a funding mechanism will need to be established for maintenance and eventual replacement or they will need to be privately maintained.	The applicant is adding access roads to the basins that didn't previously have access provided. A funding mechanism for maintenance and replacement will be established.	10/22/14	
1- 7	Flood Control	Overall – There are another 10-15 basins (some identified, some not) throughout the project. If those are intended to be publically maintained, a detailed review of calculations, design and access requirements will need to be performed and a funding mechanism for maintenance and replacement will need to be established. Otherwise they will need to be privately maintained.	The storm water basins are proposed to be maintenance Category 3. Please refer to the SWMP, Preliminary Drainage Study, and Hydromodification Management Study for detailed calculations and design details.	10/22/14	
1- 8	Flood Control	Overall – Identify any other drainage or treatment control facilities proposed outside the public right-of-way that are intended to be publically maintained. A detailed review of calculations, design and access requirements will need to be performed and a funding mechanism for maintenance and replacement will need to be established. Otherwise they will need to be privately maintained.	The Preliminary Grading Plan indicates those drainage facilities intended to be publicly maintained. It is assumed that runoff from public roads and public parks will be publicly maintained.	10/22/14	
1- 9	Flood Control	Sheet 11 – There are storm drains shown in an area between residential lots (Lots S, T and U). What is this area intended to be. If it is a natural area (Open Space), or an area where access will be limited or restricted, the facilities should be relocated outside this area, or they will need to be privately maintained (typical for other similar areas).	The Tentative Map has been revised to indicate the intended use of Lettered Lots, and to indicate the location of Public storm drain easements.	10/22/14	
1- 10	Flood Control	Sheets 13 and 15 – Show FEMA 100 year floodplain and floodway in relation to proposed improvements. Show both pre and post floodplain/floodway if impacts or revisions are proposed due to road widening.	The Tentative Map has been revised to indicate mapped floodplain in pre-and post improvement conditions.	10/22/14	
2- 1	Tentative Map	See additional redline comments on plans	Redlined plans received were related to the drainage study only. No revisions to the TM were required to address the redlines.	10/22/14	
3- 1	Public Road Sections	Modifications to Public Road Sections must be approved by Field Ops, Traffic Engineering, Land Development and the Fire Agency.	Design Exception Requests were submitted for approval.	10/22/14	

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4- 1	Private Road Sections	Modifications to Private Road Sections must be approved by Land Development and the Fire Agency.	The Tentative Map has been revised to show all proposed roads as public. Design Exception Requests were submitted on 11/10/14 as needed for the public roads.	10/22/14	
5- 1	Drainage	Based on the amount of impervious surfaces that are being created, the project is required to prepare and submit a Drainage Study in compliance with the documents shown below. Hydrology Manual: <a href="http://www.sdcounty.ca.gov/dpw/floodcontrol/hydrologymanual.html">http://www.sdcounty.ca.gov/dpw/floodcontrol/hydrologymanual.html</a> Drainage Design Manual: <a href="http://www.sdcounty.ca.gov/dpw/floodcontrol/drainage.html">http://www.sdcounty.ca.gov/dpw/floodcontrol/drainage.html</a>	A Preliminary Drainage Study was submitted for comment, and a revised Preliminary Drainage Study is included with this submittal.	10/22/14	
6- 1	SWMP	The project will be considered a Priority Development Project (PDP), and therefore a Major Storm Water Management Plan (SWMP) will be required. The form can be found in the following link: <a href="http://www.sandiegocounty.gov/dpw/watersheds/susmp/susmp.html">http://www.sandiegocounty.gov/dpw/watersheds/susmp/susmp.html</a>	A Storm Water Management Plan is included with this submittal.	10/22/14	
7- 1	Hydromod (HMP)	The project will be considered a Priority Development Project (PDP), and therefore a Hydromodification Management Study (HMS) will be required. Calculations can be performed using the BMP Sizing Calculator in the link below or other County approved software for continuous simulation. <a href="http://www.sandiegocounty.gov/dpw/watersheds/susmp/susmp.html">http://www.sandiegocounty.gov/dpw/watersheds/susmp/susmp.html</a>	A Hydromodification Management Study is included with this submittal.	10/22/14	
8- 1	Low Impact Development (IMP)	Please refer to the County of San Diego LID Handbook for reference on accepted LID Measures. The LID Handbook can be accessed through the following link: <a href="http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf">http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf</a>	LID measures in conformance with the July 2014 County LID Handbook have been incorporated. Please see the Preliminary Grading plan for location of proposed Bio-Treatment Swales and Basins.	10/22/14	
9- 1	Sight Distance	Intersections with a public road may need to be evaluated for sight distance requirements based on County Public Road Standards, section 6.1.E. This includes future public roads. Below is a link to the Public Road Standards: <a href="http://www.sdcounty.ca.gov/dpw/docs/pbrdstds.pdf">http://www.sdcounty.ca.gov/dpw/docs/pbrdstds.pdf</a>	Site Distance requirements of the Public Road Standards will be complied with and sight distance easements will be indicated where required.	10/22/14	

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10- 1	General	Where shown, label both Sarver Lane and Mesa Rock Road.	Additional "Sarver Lane" and "Mesa Rock Road" labels have been added for clarity.	10/22/14	
11- 1	1	Add Sheet Index.	A sheet index has been added to sheet 1.	10/22/14	
11- 2	2	On street sections label them as "Public" or "Private." All sections should have a the designation.	Labels for Public and Private road have been added to the typical sections on sheet 2. For information: other than the proposed utility access road, all road sections are now proposed as public.	10/22/14	
11- 3	3	If proposed, identified which easements are to be vacated, quit claimed, etc.	Easements to be quitclaimed or relocated/replaced are identified on sheet 3.	10/22/14	
12- 1	TM	Lot lines must conform to Ordinance 81.401H and be less than 10° from radial or perpendicular.	The Tentative Map has been revised as necessary so that lot lines intersect roadways at less than 10° from radial or perpendicular.	10/22/14	
13- 1	PGP	Label Q <sub>100</sub> and V <sub>100</sub> at all drainage outfall locations. Show rip rap aprons.	Q <sub>100</sub> and V <sub>100</sub> have been labeled in the exhibits of the hydrology report and will be labeled on the final grading plans. This request is not consistent with the TM Checklist.	10/22/14	
13- 2	PGP	Show and Label all drainage easements. Identify the easements as private or public.	The Tentative Map and PGP have been revised to more clearly indicate proposed public and private drainage easements.	10/22/14	
13- 3	PGP	Show maintenance access roads, and easements if required, to all proposed basins.	The Tentative Map and PGP have been revised to more clearly indicate required access roads and easements at proposed basins.	10/22/14	
13- 4	PGP	Label slope ratios on proposed slopes.	Additional slope ratio labels have been added for clarity.	10/22/14	
14- 1	Roundabout	Roundabout design must be to the satisfaction of DPW Traffic Engineering.	The revised Tentative Map no longer proposes a roundabout on Sarver lane.	10/22/14	
15- 1	Off-Site Improvements	Off-site improvements will be determined based on project TIS.	A Traffic Impact Report with proposed mitigation measures has been submitted for review on 11/10/14.	10/22/14	
16- 1	Geotechnical	Provide Geotechnical Report.	A Geotechnical Report is included with the submittal.	10/22/14	
17- 1	Retaining Walls	Identify non-standard retaining walls on TM.	All retaining walls indicated on the Tentative Map will be per the Regional Standard Drawings, or equal. This note has been added to the Legend on sheet 1.	10/22/14	

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18- 1	Brow Ditches	Cross lot drainage should be HOA maintained and an easement provided.	The Tentative Map has been revised to more clearly indicate easements for HOA maintained drainage facilities.	10/22/14	
19- 1	Road Sections	Sections A2, B2, and C2 should be crowned in the center of the road per current public road standards. Cross-street flow is not allowed except where the road is super elevated. Also revise per comments above;	Design Exception Requests for sections A2, B2 and C2 have been submitted. The proposed cross-street flow is an integral part of the design concept for water quality treatment. It is assumed that the request to "revise per comments above" is addressed by responses to comment above.	10/22/14	
19- 2	Road Sections	Sections A1, A2, B1, and B2 - Provide a foot between slope daylight and right-of-way line pursuant to San Diego County Design Standard 11 (DS-11). Show the slope ratio adjacent to the right-of-way (typical for all public streets sections). Provide structural section below curb & gutter.	County Design Standard 11: "Required Setbacks" applies to pad grading. The street sections proposed comply with Design Standard 1: "Typical Roadway Sections." Slope symbols and slope ratios have been added to the Typical Sections. The base symbol has been extended below the curb and gutter.	10/22/14	
19- 3	Road Sections	Sections B1 and B2 – Revise parkway and slopes per comments above.	Responses to comments 19-1 to 19-2 apply.	10/22/14	
19- 4	Road Sections	Sections: A1, A2, B1, and B2 should consider pedestrian paths on both sides of a roadway. Pedestrian paths on one side of the roadway may be considered where low pedestrian demand warrant the provision of pedestrian facilities on one side of the roadway. Coordination with the local fire authority will be required prior to implementation of one side walkway. Also if pedestrian facilities are on one side of the roadway, pedestrian crossing should be considered to meet the County Public Road standards. Traffic section should review the need for pedestrian facilities.	Design Exception Requests for pedestrian paths on one side of the roadway have been submitted. These conditions occur at locations without dual frontage of residential lots, and with thought given to their incorporation into the project wide trail/pathway system.	10/22/14	
19- 5	Road Sections	Sections: A1, A2, B2, and C2 should include a concrete barrier between bio retention basins/ infiltration basins/ bio swale and roadway bed.	A concrete barrier has been added to the typical sections on sheet 2, per the County LID Handbook.	10/22/14	
19- 6	Road Sections	Sections F1 and F2 shall meet County Design Standard Drawing DS-2, DS-3, DS-4 and Sec. 4.5L of these standards.	A Design Exception Request for Sections F1 and F2 (Camino Mayor) was submitted on 11/10/14.	10/22/14	

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19- 7	Road Sections	Trees in the right-of-way must be located and maintained properly, and must not impair corner sight distance.	Corner sight distance easements will be provided as required to comply with the county Public Road Standards.	10/22/14	
19- 8	Road Sections	Landscaping and selecting a type of tree in the county right of way should be considered for its hardiness, the size and placement of trees. Generally, a tree with a trunk diameter greater than 4-inches measured 4-inches above the ground line is considered a "fixed object" along the roadway. These trees should not be placed in the clear recovery zone. For any new construction for roadways with curb and speeds 40mph or less, the minimum recommended clear recovery zone is 18 inch from the curb.	No fixed objects will be proposed within clear recovery zones as defined by the Highway Design Manual.	10/22/14	
20- 1	Landscape	Trees rated as Potential High Root Damage shall not be placed within the County right-of-way. Tree roots can cause costly damage to pavement, structures and underground utilities.	Comment noted. Trees rated as Potential High Root Damage will not be placed within County right-of-way.	10/22/14	
20- 2	Landscape	The landscape in parkways and median should be per Water Efficient Landscape Design Manual. Note that a 1.5' wide maintenance walkway should be installed adjacent to the curbs within medians.	The project would achieve a higher standard than the Water Efficient Landscape Design Manual. A 1.5' wide maintenance walkway would be provided.	10/22/14	
20- 3	Landscape	Landscaping within the ROW requires an "Encroachment Maintenance and Removal Agreement" with the County. The applicant shall consider Landscape Maintenance agreement with the County for all landscape and hardscape placed within the roads right-of-way.	Comment noted.	10/22/14	
20- 4	Landscape	Planting and Irrigation plans shall be reviewed by Field Ops/ Road maintenance staff prior to the project approval.	Comment noted.	10/22/14	
21- 1	Stormwater	Requirement: Primary maintenance of bio retention basins, bio-swales, infiltration basins including storm drain piping, landscape and any other Treatment Control (TC) BMPs should be the responsibility of the developer and landowner either through a Storm water Maintenance Assessment District/Private Special District or Community Facility District (CFD).	The project drainage design will conform with the guidelines of the County Drainage Manual.	10/22/14	
21- 2	Stormwater	Maintenance requires depth of storm drain system to be kept to a minimum. A minimum 2 feet of cover is adequate for RCP pipes.	The project drainage design will conform with the guidelines of the County Drainage Manual.	10/22/14	

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21- 3	Stormwater	Maintenance requires Storm drain pipe slope shall be at a minimum of 1% and a 2.0% is preferable, so that the culvert is more likely to be self-cleaning.	The project drainage design will conform with the guidelines of the County Drainage Manual.	10/22/14	
21- 4	Stormwater	Sidewalk underdrain (RSD D-27) is not acceptable in the public roads. Instead install Catch Basin with connection to the storm drain system.	Sidewalk underdrain pipes per RSD D-27 are not proposed. Where runoff must cross under a sidewalk, a curb outlet per RSD D-25 will be used. Specific locations where curb outlets are needed will be identified during final engineering.	10/22/14	
21- 5	Stormwater	Provide a cleanouts where the storm drains facility transfers from private to public maintenance or at ROW line.	The Tentative Map has been revised to more clearly indicate cleanout structures at transitions from private to public storm drain.	10/22/14	
21- 6	Stormwater	If the project is receiving off-site flows, a separate storm drain system outside public road R/W must convey such flows. The off-site flow system would be privately maintained.	Off-site flow into the project is negligible. The project drainage design will conform with the guidelines of the County Drainage Manual.	10/22/14	
21- 7	Stormwater	All drainage and BMP structures must have adequate access roads and ramps and proper easements indicated on the plans. The information related to such access easements should be consistent on subdivision maps, the improvement plans and grading plans. Access ramps shall be a minimum of 15 feet wide and slopes should not exceed 10%.	The Tentative Map has been revised to more clearly demonstrate intended access to drainage and BMP structures. Detailed easement, width, gradient and surface material information will be included on the subdivision map and grading plans.	10/22/14	
21- 8	Stormwater	Show all right-of-way, easements, include description and dimensions. Each easement must show the maintaining party. Easements outside of the public right-of-way are generally either privately maintained or (in certain situations) by DPW Flood Control.	The Tentative Map has been revised to more clearly label intended Public Drainage Easements.	10/22/14	
21- 9	Stormwater	Verify that proposed TCBMPs for Category 4 are in the DPW acceptable list of TCBMPs for maintenance.	The project Storm Water Management Plan identifies the proposed TCBMPs as Category 3.	10/22/14	
21- 10	Stormwater	DPW does not maintain facilities within Open Space easements.	The Tentative Map has been revised to more clearly label intended Public Drainage Easements if they occur within Open Space.	10/22/14	